

COMMISSION ON CHICAGO LANDMARKS

NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective June 23, 2020, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at www.chicago.gov/ccl.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, December 3, 2020**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, December 3, 2020, at **2:00 p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Click here to access the live stream on the day of the meeting" on the Commission's website at www.chicago.gov/ccl. Verbal statements by the public will take place at the beginning of each meeting.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the Commission meetings. Comments should be sent to: ccl@cityofchicago.org. Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at www.chicago.gov/ccl.

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, November 27 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, December 1, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, December 1.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, December 3, 2020
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of November 5, 2020

2. Preliminary Landmark Designation

THE MIRACLE HOUSE
2001 North Nordica Avenue

WARD 29

3. Preliminary Landmark Designation

HALSTED-WILLOW GROUP
1730-1732 North Halsted Street (evens), 1727-1733 North Halsted Street (odds), 800-812 West Willow Street (evens), and 745-813 West Willow Street (odds)

WARDS 2 & 43

4. Class L Property Tax Incentive – Final Certification

WRIGLEY FIELD
1060 West Addison Street

WARD 44

5. Class L Property Tax Incentive - Application

CONTINENTAL AND COMMERCIAL NATIONAL BANK BUILDING
208 South LaSalle Street

WARD 42

6. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT
1020 West Randolph Street

WARD 27

7. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT
906 West Fulton Market

WARD 27

8. Preliminary Decision on Permit Application for Partial Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT
910 West Fulton Market

WARD 27

9. Permit Review Committee Reports

Report on Projects Reviewed at the November 5, 2020, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of November 2020

10. Announcements

Schedule for 2021 Regular Commission Meetings

Schedule for 2021 Permit Review Committee Meetings

11. Adjournment

Commission on Chicago Landmarks
Summary of Projects with Staff Recommendations, November 5, 2020

2. Preliminary Landmark Designation

THE MIRACLE HOUSE
2001 North Nordica Avenue

WARD 29

Staff Recommendation—Staff recommends that

Whereas, the Commission on Chicago Landmarks (the “Commission”) preliminarily finds that:

- The Miracle House (the “Building”), located at the address noted above, meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information (the “Preliminary Summary”) submitted to the Commission on this 3rd day of December, 2020, by the Department of Planning and Development; and
- the Building satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore,

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Building in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Building are preliminarily identified as:

- All exterior elevations, including rooflines, of the Building.

Section 4. The Commission hereby requests a report or statement from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

3. Preliminary Landmark Designation

HALSTED-WILLOW GROUP

WARDS 2 & 43

1730-1732 North Halsted Street (evens), 1727-1733 North Halsted Street (odds), 800-812 West Willow Street (evens), and 745-813 West Willow Street (odds)

Staff Recommendation—Staff recommends that

Whereas, the Commission on Chicago Landmarks (hereinafter the “Commission”) preliminarily finds that:

- The Halsted-Willow Group (the “Group”), located at the addresses noted above, meets three (3) criteria for landmark designation as set forth in Section 2-120-620 (1), (4) and (6) of the Municipal Code of Chicago (the “Municipal Code”), as specifically described in the Preliminary Summary of Information submitted to the Commission on this 3rd day of December, 2020, by the Department of Planning and Development (the “Preliminary Summary”); and
- The Group satisfies the historic integrity requirement set forth in Section 2-120-630 of the Municipal Code as described in the Preliminary Summary; now, therefore

Be it resolved by the Commission on Chicago Landmarks:

Section 1. The above recitals are expressly incorporated in and made part of this resolution as though fully set forth herein.

Section 2. The Commission hereby adopts the Preliminary Summary and makes a preliminary landmark recommendation concerning the Group in accordance with Section 2-120-630 of the Municipal Code.

Section 3. For purposes of Section 2-120-740 of the Municipal Code governing permit review, the significant historical and architectural features of the Group are preliminarily identified as:

- All exterior elevations, including rooflines, of the buildings visible from public rights of way.

Section 4. The Commission hereby requests a report from the Commissioner of the Department of Planning and Development which evaluates the relationship of the proposed designation to the City’s governing plans and policies and the effect of the proposed designation on the surrounding neighborhood in accordance with Section 2-120-640 of the Municipal Code.

4. Class L Property Tax Incentive – Final Certification

**WRIGLEY FIELD
1060 West Addison Street**

WARD 44

Staff Recommendation—Staff recommends that

WHEREAS, on February 11, 2004, the City Council of the City of Chicago (the "City Council") adopted an ordinance designating the Wrigley Field (the "Building"), located at 1060 W. Addison Street, as a Chicago Landmark; and

WHEREAS, on November 7, 2013, the Commission on Chicago Landmarks (the "Commission") approved the scope of work and budget for the Class L Ordinance (defined below) and recommended to City Council that the Project (defined below) be approved for the Class L real estate tax incentive; and

WHEREAS, on November 13, 2013, the City Council adopted an ordinance (the "Class L Ordinance") recommending approval of the owner's application for the Class L real estate tax incentive for certain rehabilitation of the Building as described in the Class L Ordinance (the "Project") and with the Permanent Index Number: 14-20-227-001-0000; and

WHEREAS, the Commission has reviewed the Class L application and the Project undertaken at the Building pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Ordinance"), and its requirements governing the Class L real estate tax incentive; now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the above recitals as the findings of the Commission; and
2. Finds that the Project is a Substantial Rehabilitation (as defined in Section 1 of the County Ordinance) which has been substantially completed in accordance with architectural plans approved by the Commission and the budget and scope of work incorporated in the Class L Ordinance; and
3. Certifies that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
4. Finds that the Project meets the eligibility criteria for the Class L real estate tax incentive specified in the County Ordinance; and
5. Recommends that the Project be approved for the Class L incentive.

5. Class L Property Tax Incentive - Application

**CONTINENTAL AND COMMERCIAL NATIONAL BANK BUILDINGWARD 42
208 South LaSalle Street**

Staff Recommendation—Staff recommends

Whereas, the building at 208 S. LaSalle Street (the "Building") was designated as a Chicago Landmark by the City Council of the City of Chicago (the "City Council") on December 12, 2007; and

Whereas, the Commission on Chicago Landmarks (the "Commission") has reviewed an application for the proposed exterior and interior rehabilitation of certain portions of the Building (the "Project"), pursuant to the Cook County Real Property Assessment Classification Ordinance, as amended (the "County Ordinance"), and its requirements governing the Class L real estate tax incentive (the "Class L"); now, therefore

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Incorporates the above recitals; and
 2. Finds, based on the Project's budget and proposed scope of work, incorporated herein and attached as Exhibits A and B respectively, that the Project meets or exceeds the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*; and
 3. Finds that the Project meets the eligibility criteria for the Class L incentive specified in the County Ordinance;
 4. Recommends that the Project be approved for the Class L incentive.
6. **Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

FULTON-RANDOLPH MARKET DISTRICT
1020 West Randolph Street

WARD 27

Staff Recommendation—Staff recommends that the Commission

1. Finds, in accordance with the criteria for review of permit applications established in Article III of the Commission's *Rules and Regulations*, that the Building is non-contributing to the character of the Landmark District;
 2. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the demolition of the Building will not adversely affect any significant historical or architectural features of the Landmark District, and that the demolition is in accordance with the *Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings*;
 3. Approves the permit application for the demolition of the Building; and
 4. Recommends, in accordance with Section 2-120-825, that the City Council of the City of Chicago accept the Commission's approval of the permit application for the demolition of the Building.
7. **Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code**

FULTON-RANDOLPH MARKET DISTRICT
906 West Fulton Market

WARD 27

Staff Recommendation—Staff recommends that the Commission

1. Finds, in accordance with the criteria for review of permit applications established in Article III of the Commission's *Rules and Regulations*, that the Building is non-contributing to the character of the Landmark District;

2. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the demolition of the Building will not adversely affect any significant historical or architectural features of the Landmark District;
3. Approves the permit application for the demolition of the Building and
4. Recommends, in accordance with Section 2-120-825, that the City Council of the City of Chicago accept the Commission's approval of the permit application for the demolition of the Building.

8. Preliminary Decision on Permit Application for Partial Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

**FULTON-RANDOLPH MARKET DISTRICT
910 West Fulton Market**

WARD 27

Staff Recommendation—Staff recommends that the Commission

1. Finds, in accordance with the criteria for review of permit applications established in Article III of the Commission's Rules and Regulations, that the proposed partial demolition of the Building, with the rehabilitation of the front façade to be retained in place, will not be an adverse effect on character of the Landmark District;
2. Finds, in accordance with Section 2-120-770 of the Municipal Code of Chicago, that the partial demolition of the Building will not adversely affect any significant historical or architectural features of the Landmark District;
3. Approves the permit application for the partial demolition of the Building and
4. Recommends, in accordance with Section 2-120-825, that the City Council of the City of Chicago accept the Commission's approval of the permit application for the partial demolition of the Building.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, December 3, 2020 Virtual Meeting

2:00 p.m.

AGENDA:

- 1. 1100 W. Fulton Market** **27th Ward**
Fulton-Randolph Market District
Proposed new 4' x 4' illuminated round sign with an opaque background on a former masonry stair enclosure above the east parapet, approximately 29' above grade, and new storefront signage
- 2. 4850 S. Kimbark** **4th Ward**
Kenwood District
Proposed new curb cut and driveway in south side yard extended to the rear of the property to provide access to a new carport

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, December 3, 2020

1. 1100 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed new 4' x 4' illuminated round sign with an opaque background on a former masonry stair enclosure above the east parapet, approximately 29' above grade, and new storefront signage.

Applicant: Ryan Reggiani, Herman Miller, owner
Eric Smith, Neon Prison Electric Sign Co., sign contractor

Staff Recommendation: Staff recommends that the Committee find that the project meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and *Historic Fulton-Randolph Market District Design Guidelines*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. Signage attachments for the proposed signage are to be made at mortar joints wherever possible, and as proposed, there will not be any visible conduit installed on the exterior of the building; and,
2. The illumination for the parapet sign on the former stair enclosure above the east elevation shall not change colors and shall be dimmable in order to adjust the lighting levels to ensure that they will not distract from or overwhelm the historic characteristics of the building and district.

2. 4850 S. Kimbark

4th Ward

Kenwood District

Proposed new curb cut and driveway in south side yard extended to the rear of the property to provide access to a new carport

Applicant: Rahul Sekar and Lauren Johnson, owners

Staff Recommendation: Staff recommends that the Committee find that the project, with the following condition, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and

therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. The curb cut, driveway, and carport, as shown on drawings dated 10/22/20, are approved as proposed.